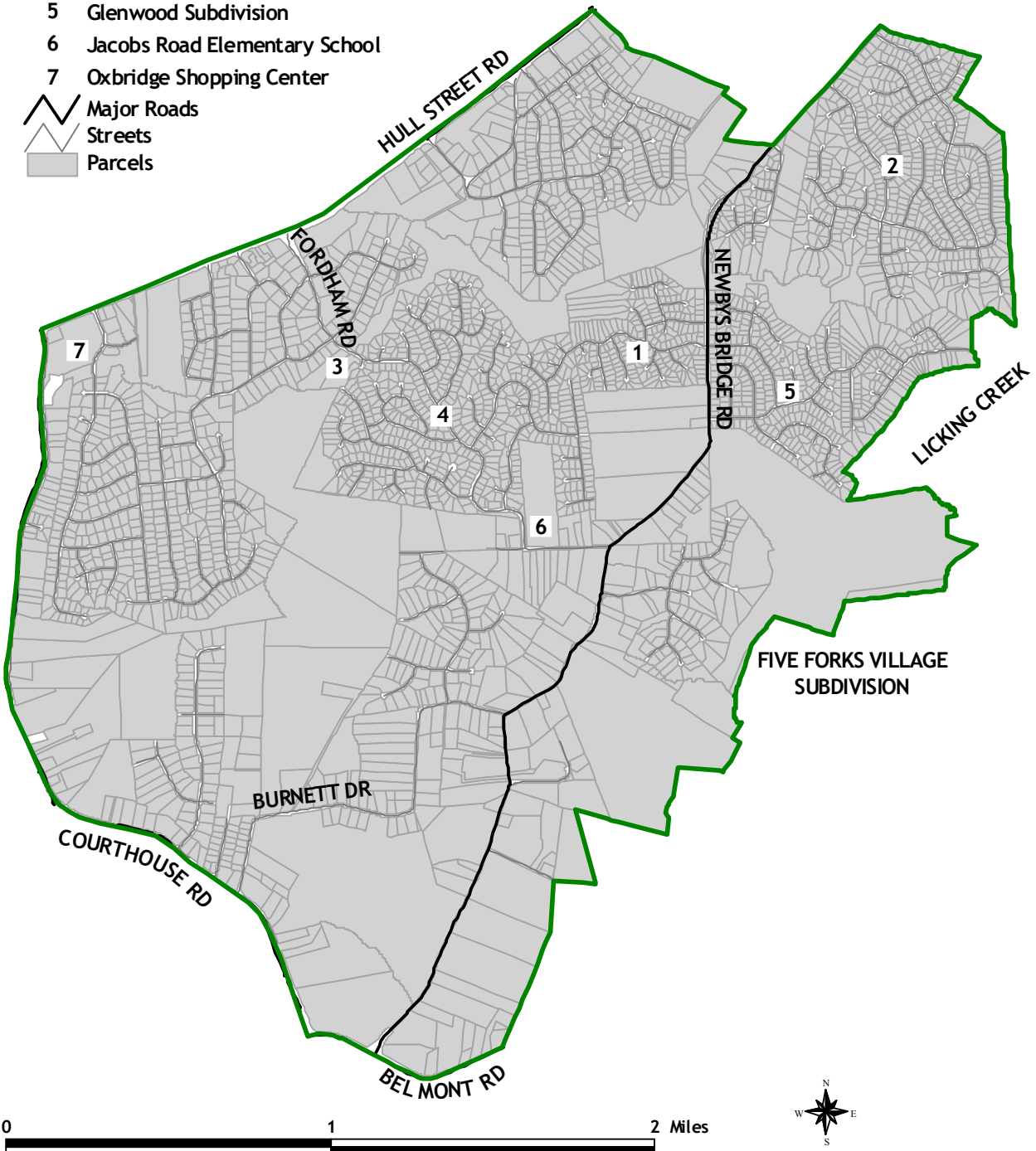


South Rockwood

South Rockwood Features

- 1 Cabin Creek Subdivision
- 2 Creekwood Subdivision
- 3 Fernbrook Park
- 4 Fernbrook Subdivision
- 5 Glenwood Subdivision
- 6 Jacobs Road Elementary School
- 7 Oxbridge Shopping Center



South Rockwood Community Profile

(All data is for 2002 unless noted otherwise)

Strengths

- Emergency medical calls for service per capita
- Fire calls for service per capita
- Group A crime incidents per capita
- Housing turnover
- Police calls for service per capita
- Rental occupancy of single-family houses

Challenges

- Assessment trends from 1997 to 2002

Community Characteristics

- Many home-based businesses per capita
- Low percentage of multifamily housing
- Low overall rate of residential growth
- Low rate of population growth from 1990 to 2003
- Low rate of single-family housing growth



House in Mayfair Estates

South Rockwood Community Summary

POPULATION	YEARS	MEASURE	SOUTH ROCKWOOD	COUNTYWIDE
Population	2003	Persons	8,100	278,000
Average Annual Growth	1990-2003	% Increase	.3%	2.2%
Projected Annual Growth	2003-2010	% Increase	1.0%	2.0%

HOUSING	YEARS	MEASURE	SOUTH ROCKWOOD	COUNTYWIDE
Housing Density	2002	Units/Acre	.75	.38
Owner Occupied Houses	2002	% of All Units	93%	91%
Renter Occupied Houses	2002	% of All Units	7%	9%
Median Age of Houses	2002	Years	19	19
Median House Size	2002	Square Feet	1,778	1,796
Single-Family Housing Turnover	2002	% of All Units	6%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$164	\$230
Residential Code Complaints	2002	Per Capita	.010	.012
Single-Family Housing Growth	2002	% Increase	1%	3%
Multifamily Housing Growth	2002	% Increase	0%	6%
Overall Housing Growth	2002	% Increase	1%	3%
Housing Development Potential	2002	New Units	595	36,824
Approved Tentative Subdivisions	2002	Lots	316	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$134,950	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$169,950	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$131,600	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	129%	146%
Annual Assessment Trends	1997-2002	% Increase	3.9%	5.2%
Assessment Trend	2001-2002	% Increase	10.5%	11.9%

HOUSING MIX	S. ROCKWOOD TOTAL	S. ROCKWOOD PERCENTAGE	COUNTYWIDE PERCENTAGE
Total Housing Units	2,946	n/a	n/a
Single-Family Units	2,944	100%	82%
Mobile Homes	0	0%	2%
Multifamily Housing Units*	2	0%	16%
<i>Apartment Units</i>	0	0%	12%
<i>Condominiums</i>	0	0%	1%
<i>Townhouses</i>	0	0%	2%
<i>Duplexes</i>	2	0%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

South Rockwood Community Summary

PUBLIC SAFETY	YEARS	MEASURE	SOUTH ROCKWOOD	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.274	.483
Group A Crime Incidents	2002	Per Capita	.027	.059
Violent Crime Incidents	2002	Per Capita	.006	.012
Property Crime Incidents	2002	Per Capita	.011	.028
Quality of Life Crime Incidents	2002	Per Capita	.008	.016
Persons on Probation	2002	Per Capita	.005	.006
EMS Calls For Service	2002	Per Capita	.038	.064
Fire Calls For Service	2002	Per Capita	.014	.027

PUBLIC SCHOOLS	YEARS	MEASURE	SOUTH ROCKWOOD	COUNTYWIDE
Public School Enrollment	2002	% of Population	19%	19%

BUSINESSES	YEARS	MEASURE	SOUTH ROCKWOOD	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.046	.051
Home-Based Businesses	2002	Per Capita	.038	.033

COMMUNITY LIFE	YEARS	MEASURE	SOUTH ROCKWOOD	COUNTYWIDE
Organizations	2002	Per Capita	.0021	.0017



Jacobs Road Elementary School